

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: 99TH Street Infill Short Plat

Case Number: PLD2004-00093; EVR2004-00085

Location: 6015 NE 99th Street

Request: The applicant is requesting to short plat an approximate .55 acre parcel into 4 single-family residential lots using the Tier II provisions of the county's infill ordinance. The property is located in the R1-6 zone district.

Applicant: Osprey Homes
Attn: Dan Wisner
4910 NW 127th Street
Vancouver, WA 98685
(360) 607-7849

Contact Person: Sturtevant, Golemo & Associates
Attn: Eric Golemo
2211 Main Street
Vancouver, WA 98660
(360) 993-0911; (360) 993-0912 fax
cwolf@sgaengineering.com

Property Owner: Doug & Merlyn Wisner
133 Ridgeview Rd
Chehalis, WA 98632

Staff Contact: Dan Carlson ext. 4499

Neighborhood Contact:

Andresen/ St. Johns Neighborhood Assoc.
Deborah Hoffman, President
7318 NE 61st Ave
Vancouver, WA 98661

Legal Description of Property: (Parcel Number 156212-000) Northwest Quarter of Section 06, Township 2 North Range 2 East of the Willamette Meridian

Plan/Zone Designation: UL

Approval Standards/Applicable Laws:

Clark County Code Chapters: Title 15 (Fire Protection); Title 24 (Public Health); 40.220.010 (Single-Family Residential Districts); 40.260.110 (Residential Infill); 40.350 (Transportation); 40.350.020 (Transportation Concurrency); 40.370.010 (Sewerage Regulations); 40.370.020 (Water Supply); Chapter 40.380 (Storm Water and Erosion Control); 40.540 (Land Division); 40.610 (Impact Fees); and RCW 58.17.110.

Application & Fully Complete Date:

Application Filed: October 8, 2004
Fully Complete: October 28, 2004

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at **Dan Carlson (360) 397-2375, Ext. 4499** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/propoosedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to

inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Dan Carlson

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact daniel.carlson@clark.wa.gov

Date of This Notice: November 10, 2004

<p><u>Closing Date for Public Comments:</u> November 24, 2004</p>
